Project Description

95 1st Street Mixed-Use Project

95 1st Street, Los Altos, CA
APN-167-39-136

April 3, 2022

The approximately 22,414 square foot (0.51 acres) project site is located at the northeast corner of Shasta St and 1st Street. The project site is bounded directly to the north by office uses; to the northeast by multi-family uses; to the south by various commercial uses and to the west by office and newly-constructed multi-family uses. The project site consists of 1 parcel with an existing 10,426 square foot building with surface parking. The project site has a General Plan Designation of Downtown Commercial (DC) and a zoning designation of Commercial Downtown/ Multiple-Family (CD/R3).

The project proposes the construction of a 53,227 square foot, 4-story mixed use building (51' 8" in height) with two levels of below grade parking and open spaces along the project frontages. A public plaza is proposed at the corner of 1st and Shasta Streets. The lower three floors would contain all office uses and the 4th level would be residential uses. This includes 15 rental units (9 studios, 5 1-bedroom units and one 2-beroom unit). The upper floor also contains amenity space for the residential units to compliment the proposed individual terraces proposed for the units. The project would include 3 Below Market Units (20% very-low income) and is requesting the use of State Density Bonus concessions and waivers as described in the State Density Bonus letter submitted with the project.

Primary entries to the building would be provided on 1st Street. The office lobby and entry would be located at the corner of the building fronting onto the public plaza space, and the residential lobby and entry would be located to the north along 1st Street. These entries would be highly visible and work as bookends to the 1st Street façade. The garage entry is proposed along Shasta Street.

Street trees, along with pedestrian amenities would be provided along the project frontages to enhance the streetscape. It is important to note that the project incorporates the driveway and drive-up mailbox configuration currently existing adjacent to the project site along 1st Street.

Parking and Public Benefit

The below grade parking garage would contain 82 on-site parking spaces (66 spaces to serve the office uses and 16 to serve the residential uses) within two below-grade parking levels and would also include bicycle parking in accordance with City standards. The parking for the proposed office uses is provided at ratio of 1.94 spaces per 1,000 sq. ft. The residential uses will be parked at a ratio of 1.0- 1.5 spaces per unit in accordance with State Density Bonus law.

The project proposes to make the office parking contained in the garage available for public use during the evenings and weekends. The parking could function similarly to public garages in downtown and other buildings in downtown that offer private parking for public use.

Transportation Demand Management (TDM)

The project also will include a robust Transportation Demand Management (TDM) Plan that would result in a substantial decrease in the number of trips generated and parking demand compared to typical projects of this use and size. The project will include a variety of measures and also includes unbundled parking for the proposed residential uses.

Architectural Design

The project design utilizes a traditional style and details, which incorporate traditional materials to convey an enduring design quality and provide for a building design in context with the surrounding buildings in the project area. This is also highlighted by the proposed tile mansard roof, wood trellis details and the use of plaster and stone. The project is designed to respond to the site location, by breaking down the massing of the proposed building into smaller elements which relate to the surrounding uses and varied project frontages, while incorporating pedestrian scale amenities and design elements. The project also proposes a cohesive pedestrian circulation pattern on this block to further promote connectivity and pedestrian safety in the project area.